067.A	0002	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	683,200	/	683,200
USE VALUE:	683,200	/	683,200
ASSESSED:	683,200	/	683,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI MENGRU
Owner 2:	
Owner 3:	
Street 1:	133 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS LORRAINE A -
Owner 2:	-
Street 1:	28 LOWELL ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1962, having primarily Wood Shingle Exterior and 2580 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8288.000	262,000		421,200	683,200
Total Card	0.190	262,000		421,200	683,200
Total Parcel	0.190	262,000		421,200	683,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.81 /Parcel: 264.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 128445

GIS Ref

GIS Ref

Insp Date 10/02/18

!5774!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,000	0	8,288.	421,200	683,200		Year end	12/23/2021
2021	101	FV	244,800	0	8,288.	421,200	666,000		Year End Roll	12/10/2020
2020	101	FV	244,800	0	8,288.	421,200	666,000	666,000	Year End Roll	12/18/2019
2019	101	FV	226,100	0	8,288.	421,200	647,300	647,300	Year End Roll	1/3/2019
2018	101	FV	226,100	0	8,288.	282,800	508,900	508,900	Year End Roll	12/20/2017
2017	101	FV	226,100	0	8,288.	270,800	496,900	496,900	Year End Roll	1/3/2017
2016	101	FV	226,100	0	8,288.	246,700	472,800	472,800	Year End	1/4/2016
2015	101	FV	227,700	0	8,288.	198,600	426,300	426,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:44:54

LAST REV

Date	Time
07/06/21	09:21:13
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5774

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS LORRAIN	77152-11	1	3/5/2021		740,000	No	No		
	12067-726		9/2/1971		12,000	No	No		Ernest Chesley Stevens Jr dod 5/3/2019

USER DEFINED

Prior Id # 1:	128445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
6/3/2021	Sales Review	DGM	D Mann
5/28/2021	Mail Update	MM	Mary M
11/26/2019	Mail Update	JO	Jenny O
10/2/2018	MEAS&NOTICE	CC	Chris C
2/4/2009	Meas/Inspect	294	PATRIOT
1/19/2000	Inspected	264	PATRIOT
12/13/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8288		Sq. Ft.	Site		0	70.	0.73	11			Med. Tr	-10					421,245						421,200	

Total AC/HA:	0.19027	Total SF/SM:	8288	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,245	Spl Credit		Total:	421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.15480769
Const Adj.:	1.00058925
Adj $ / SQ:	92.439
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379714
Depreciation:	117711
Depreciated Total:	262003

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

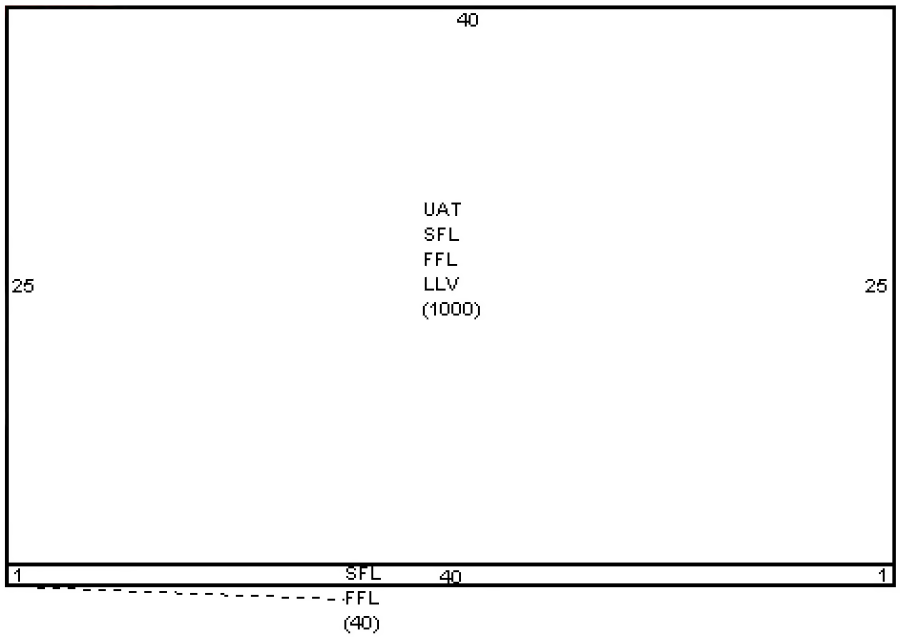
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	92.44
Special Features:	0	Val/Su Net:	78.68
Final Total:	262000	Val/Su SzAd	125.96

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	92.440	96,137
SFL	Second Floor	1,040	92.440	96,137
LLV	Lower Level	1,000	57.200	57,197
UAT	Upper Attic	250	36.980	9,244

Net Sketched Area:	3,330			Total:	258,715
Size Ad	2080	Gross Area	4080	FinArea	2580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	